



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Planning and Zoning Commission

Thursday, February 27, 2020

6:30 PM

Council Chambers

Special Called

SPECIAL CALLED MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS

SPECIAL CALLED MEETING

The Planning and Zoning Commission will convene in a Special Called Meeting on Thursday, February 27, 2020 at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. PUBLIC HEARINGS

This notice authorizes the Planning and Zoning Commission to recommend and City Council to approve a different zoning district which is equivalent to or more restrictive than that which is requested by the applicant, as the different district may not have a maximum structure height, floor area ratio, or density that is higher than the one requested or be nonresidential when the request is for a residential use or vice versa. The different zoning district must be deemed consistent with the Comprehensive Plan and the Future Land Use Plan.

- A. [MPC19-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by SLF Cole Property LP for a Major Amendment in accordance with Section 35.7.12.8 of the Denton Development Code to the Cole Ranch Master Plan Community (MPC) Zoning District generally located west of Interstate 35 west, south of Tom Cole Road, bounded by Tom Cole Road to the north, bisected by FM 2449 near the center of the property, bounded on the eastern side by John Payne Road south of FM 2449 and Underwood Road north of FM 2449. (MPC19-0001, Cole Ranch MPC, Richard Cannone).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Ordinance 2008-030](#)
 [Exhibit 4 - 2019 Cole Ranch MPC](#)
 [Exhibit 5 - Development Plan Maps](#)
 [Exhibit 6 - Transportation Study](#)
 [Exhibit 7 - Water Wastewater Study](#)
 [Exhibit 8 - Facilities Study](#)
 [Exhibit 9 - Fiscal Impact Analysis Report](#)
 [Exhibit 10 - Notification Map](#)

- B. [MPC19-0002](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Petrus Investment LP for a Major Amendment in accordance with Section 35.7.12.8 of the Denton Development Code to the Hunter Ranch Master Plan Community (MPC) Zoning District that includes a change of zoning on approximately 22 acres from a Mixed-Use Neighborhood (MN) district and approximately 2.24 acres from Planned Development (PD) to Master Planned Community (MPC) and amend the Hunter Ranch MPC zoning district by adopting new standards and regulations including an updated development plan map on approximately 3167 acres that is generally located on both sides of I-35W between Robson Ranch Road and Vintage Boulevard (MPC19-0002, Hunter Ranch MPC, Richard Cannone).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Ordinance 2008-286](#)
 [Exhibit 4 - Ordinance 2010-159](#)
 [Exhibit 5 - Ordinance 2010-160](#)
 [Exhibit 6 - 2019 Hunter Ranch MPC](#)
 [Exhibit 7 - Development Plan Maps](#)
 [Exhibit 8 - Transportation Study](#)
 [Exhibit 9 - Water Wastewater Study](#)
 [Exhibit 10 - Facilities Study](#)
 [Exhibit 11 - Fiscal Impact Analysis Report](#)
 [Exhibit 12 - Notification Map and Opposition Letters](#)

3. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Planning & Zoning Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Planning and Zoning Commission reserves the right to adjourn into a Closed Meeting on any item on its Work Session or Regular Session agenda consistent with Chapter 551 of the Texas Government Code, as amended, including without limitation, Sections 551.071-551.086 of the Texas Open Meetings Act.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Denton, Texas, on the 21st day of February, 2020 at 3:45 p.m.

CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.